



Staff Report for Committee of the Whole Meeting

Date of Meeting: October 2, 2024

Report Number: SRPBS.24.101

Department: Planning and Building Services

Division: Development Planning

**Subject: SRPBS.24.101 – Authorization to Execute
Development Agreement – Mon Sheong
Foundation – City File SP-24-0018**

Purpose:

To authorize the execution of an agreement(s) to facilitate the construction of a long term care facility and a high density residential apartment building on the subject lands.

Recommendations:

- a) That Staff Report SRPBS.24.101 with respect to the development proposal by Mon Sheong Foundation for the lands known as Block 5, Registered Plan 65M-4807 (Municipal Addresses 187 and 189 Vogell Road), City File SP-24-0018, be received; and,
- b) That upon the written recommendation of the Commissioner of Planning and Building Services, the Mayor and Clerk be authorized to execute a Development Agreement and any further agreements or documentation as may be necessary between the City of Richmond Hill and Mon Sheong Foundation under Section 47 (4.4) of the *Planning Act* for the subject lands.

Contact Persons:

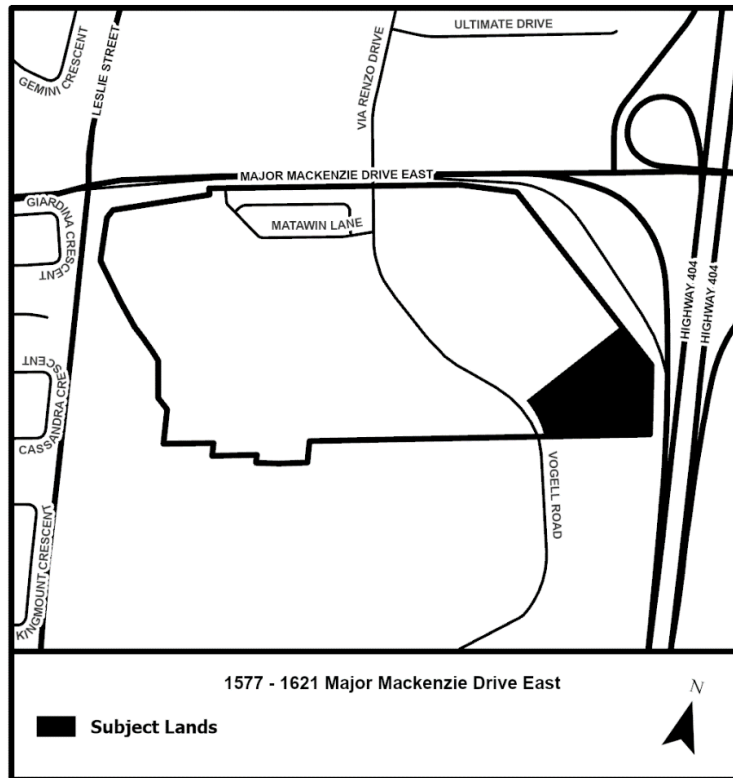
- Giuliano La Moglie, Senior Planner, 905-747-6465
- Sandra DeMaria, Manager of Development Planning, 905-771-6412
- Deborah Giannetta, Director of Development Planning, 905-771-6312
- Gus Galanis, Commissioner, Planning and Building Services, 905-771-9966

Report Approval:

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Location Map:



Key Messages:

- The owner of the subject lands (Mon Sheong Foundation) is proposing the construction of a 10 storey long term care facility and a 38 storey senior's rental apartment building on its land holdings;
- Staff is in the process of undertaking an expedited review in order to facilitate the proposed development and to meet the applicant's timing to secure funding from the Province of Ontario;
- The applicant's land holdings are subject to two (2) Minister's Zoning Orders (O.Reg.698/20 and O. Reg.90/23), which permit the proposed development on the property;
- O. Reg.90/23, is an enhanced Minister's Zoning Order (eMZO) that exempts the proposed development from Site Plan Control under the *Planning Act* and the City's Site Plan Control by-law 76-23, as amended; and,
- the purpose of this report is to seek Council's authorization to execute a Development Agreement and any other agreements as may be necessary between the City and the Mon Sheong Foundation to facilitate the construction of the proposed development.

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Background:

The subject lands form part of registered Plan of Subdivision 65M-4807 that, amongst other lands, is subject to Minister's Zoning Order (O.Reg 698/20) issued on December 2, 2020, which was later amended by an eMZO (O.Reg 90/23) issued on May 12, 2023. The original Minister's Zoning Order (the "MZO") had the effect of permitting a range of low, medium and high density residential development as well as institutional uses on the lands (refer to Map 3) whereas the lands were previously zoned to permit employment uses. The subsequent eMZO established site specific parking standards and exempted a portion of the lands (the subject lands) from the Site Plan Control provisions (Section 41) of the *Planning Act*.

The effect of removing the lands from Site Plan Control is that the lands are also not subject to the City's Site Plan Control By-law 76-23, as amended, and the established delegated authority of the Commissioner of Planning and Building Services to enter into a Site Plan Agreement to facilitate the development. Notwithstanding, the eMZO requires the land owner to enter into an agreement with the City dealing with the matters listed in Section 47 (4.4) of the *Planning Act*, which are matters similar to those addressed in a typical Site Plan Agreement. Accordingly, the purpose of this report is to seek Council's authorization to execute any agreements between the City and Mon Sheong Foundation required to facilitate the construction of a long term care facility and a senior's rental apartment building on the subject lands (refer to Maps 4 and 5).

Discussion:

Site Location and Adjacent Uses

The subject lands are identified as Block 5 within registered Plan of Subdivision 65M-4807 and are located south Major Mackenzie Drive East, immediately west of Highway 404 (refer to Map 1). More specifically, Block 5 is located on the east side of the future extension of Vogell Road, which is proposed to be constructed as part of the ultimate build out of a previously approved draft Plan of Subdivision surrounding the subject lands. The lands are approximately 2.23 hectares (5.51 acres) in size and are currently vacant.

Development Proposal

Pursuant to the MZO and eMZO permissions, the applicant is proposing the construction of a 10 storey long-term care facility to contain 288 long term care beds (Building 'A') along Vogell Road frontage and a 38 storey seniors rental apartment building to be comprised of 348 dwelling units (Tower 1) to be located behind the long term care facility. These buildings will constitute the first phase of a larger development proposal on the subject lands. Access to both buildings is to be provided from Vogell Road through a shared private driveway that is to lead to designated drop off/pick up areas and to parking entrances. Parking for the proposed long term care facility is to be provided at grade on the southerly portion of the site and parking for the senior's rental apartment building is to be provided within a 6-storey above-grade parking structure to be located at the base of Tower 1. For illustrative and contextual purposes, the

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applicant has shown the ultimate development of its land holdings which shall include three additional towers (Towers 2, 3 and 4) ranging from 33 to 39 storeys in height, which shall utilize “life lease” tenure and will be subject to a future separate review and agreement(s) pursuant to the MZO and eMZO permissions and requirements (refer to Maps 4 and 5).

The following is a summary outlining the relevant statistics of the subject development proposal based on the plans and drawings submitted to the City:

Phase 1 - Long Term Care Facility (Building A) and Senior Rental Apartment Building (Tower 1):

- **Total Lot Area:** 2.23 hectares (5.51 acres)
- **Total Proposed Units**
 - **Long Term Care Beds:** 288
 - **Senior Rental Units:** 348
- **Building Heights**
 - **Long Term Care Facility (Building A):** 10 Storeys
 - **Senior Rental Apartment Building (Tower 1):** 38 Storeys
- **Number of Parking Spaces:** 907 spaces
- **Floor Space Index (FSI)**
 - **Long Term Care Facility (Building A):** 5.23 FSI
 - **Senior Rental Apartment Building (Tower 1):** 5.62 FSI

As noted previously, the eMZO pertaining to the lands exempts the applicant’s land holdings from Site Plan approval under Section 41 of the *Planning Act*. Notwithstanding, the eMZO requires the applicant to enter into an agreement with the City dealing with the matters listed in Section 47 (4.4) of the *Planning Act* which are similar to those addressed in a typical Site Plan Agreement. In this regard, the applicant has submitted detailed plans, technical reports, and other supporting materials that are being reviewed as part of a typical Site Plan application in order to ensure the proposed development meets the City’s standards and requirements and to facilitate the preparation of an agreement(s) as required by the eMZO. The applicant will be required to satisfy all comments prior to the execution of an agreement which shall also include fees and securities to secure the development. As the proposed development conforms with the applicable development standards and requirements of the MZO, staff will continue to work with the applicant to resolve City and agency comments prior to the execution of an agreement to facilitate the proposed development.

In consideration of the preceding, it is recommended that upon the written recommendation of the Commissioner of Planning and Building Services, the Mayor and Clerk be authorized to execute a Development Agreement or any further agreements or documentation as may be necessary with Mon Sheong Foundation under Section 47 (4.4) of the *Planning Act* in order to facilitate the development of the subject lands.

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Financial Implications:

The recommendations of this report do not have any financial, staffing or other implications.

Relationship to Strategic Plan 2024-2027:

The recommendations of this report are aligned with **Pillar 1: Growing a Livable, Sustainable Community** by supporting development which will provide a mix and supply of institutional and residential uses to meet the long term care needs of the surrounding community and greater housing options to accommodate seniors.

Attachments:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Map 1 – Aerial Photograph
- Map 2 – Official Plan Designation
- Map 3 – Existing Zoning
- Map 4 – Proposed Site Plan
- Map 5 – Proposed Rendering

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Report Approval Details

Document Title:	SRPBS.24.101 - Authorization to Execute Development Agreement.docx
Attachments:	<ul style="list-style-type: none">- Map 1 Aerial Photograph.docx- Map 2 Official Plan Designation.docx- Map 3 Existing Zoning.docx- Map 4 Proposed Site Plan.docx- Map 5 Proposed Rendering.docx
Final Approval Date:	Sep 16, 2024

This report and all of its attachments were approved and signed as outlined below:

Deborah Giannetta - Sep 16, 2024 - 10:07 AM

Gus Galanis - Sep 16, 2024 - 10:08 AM

Darlene Joslin - Sep 16, 2024 - 2:41 PM